



**Minutes of Meeting of Cullen & Deskford Community Council
12 December 2023
At Cullen Fire Station**

Present

Colin Burch (Chair)
Lyra Wilson (Vice Chair)
Bruce Edelsten (Secretary)
Stewart Wilson (Planning)
Les Tarr
Councillor Donald Gatt
Graham Smith (Scottish Fire and Rescue Service)
One member of the public

1. Welcome and introductions

The meeting opened at 19.00 and Colin Burch welcomed those present.

2. Apologies

Phil Lovegrove (Treasurer)
Councillor Theresa Coull
Councillor Tracy Colyer
Jill Sowden (Community Development Officer, Three Kings Cullen Association)

3. Presentation

Keith Henderson, Moray Council Planning Officer: Cullen Conservation Area Review.
Keith detailed the background to the current review, how in 1973 Banff County Council designated two areas of Cullen as conservation areas and how the boundaries are being reviewed; that the appraisal is about more than just architectural considerations, perhaps could be considered more as a sense of place. Some properties will be included in the conservation areas e.g. some in York Place and Seafield Place, while some will be removed e.g. more recently built properties near the Fire Station. Keith agreed to attend one of the community lunches in 2024 and said he could be contacted via his email address: keith.henderson@moray.gov.uk.

4. Outside Agencies Reports

a. Police

The November report was received by CDCC. There was one report of careless driving.

Constable Rachel Barclay, the area's Community Officer has recently taken a new Post with Police Scotland Prevention and area responsibilities will now be aligned to Community Council boundaries with Sergeant MacConnachie responsible for Portgordon and Cullen and Deskford.

The back of the report included a page on Jargon Busting which could be published on Facebook.

Action – Bruce Edelsten

PC Richard Russel, Crime Prevention Officer, has offered to provide a talk on Frauds, Scams, Crime Prevention. It was agreed this would be appropriate for a community lunch.

Action – Colin Burch to approach Sergeant MacConnachie to attend a community council meeting and PC Richard Russel about a talk at a community lunch.

b. Cullen Fire and Rescue Service

Graham Smith reported: Recent activities include advice on electrical fire safety and Facebook updates; the Christmas charity fund raising by fire engine was ongoing and finishes on Friday 15 December. One new recruit passed training at Portlethen and is waiting to attend a course, hopefully at the end of January 2024, and another is waiting to be assessed, which will hopefully bring another two to the crew bringing the total up to ten though, ideally, this would be twelve as not all staff are available during the day. Recruiting push after the new year. The meeting offered support in publicising any recruitment drive.

5. Minutes of previous meeting held on 21 November 2023

- a. Corrections- none
- b. Approval: Proposed by Colin Burch and seconded by Lyra Wilson
- c. Matters arising not on agenda – none.

6. Chair's report

Mostly subsumed within the text below

7. Treasurer's Report

Phil Lovegrove had reported the admin account has £585.03. Spending this month has only been hall hire for last month's meeting (£30) and apple iCloud monthly DD (0.99p). Grant of £314.03 received on 8th Dec from Moray Council

The Fundraising account has £14,349.96

CDCC received a £600 donation from The Right Honourable Earl of Seafield.

The ring-fenced amounts now are:

- £1500 for ebus shelter
- £8926.61 SSE resilience funding
- £654.42 TSi for Cullen Connected.

Which leaves £3268.93

8. Secretary's Report

Published on Facebook over the past month:

- Notice of Review: Planning Application 23/00340/APP – Retrospective application for installation of dinosaur head to roof at 1 Bayview Road, Cullen
- Details about the Bank of Scotland: Mobile Branch Banking Service Closure – last service to Cullen on 23 May 2024
- Moray Council - Libraries, Learning Centres & Heritage Survey
- Moray Council budget - Sport and Leisure Survey
- Police - North East Scotland - Crime Alert Bulletin - December 2023

And letter to The Right Honourable Earl of Seafield thanking him for the donation.

9. Planning Officer's report

- a. Planning Applications

23/01969/APP | Alterations to dwellinghouse remove external stairs reinstate external wall finish to original wet dash and repair/replace sash and case windows to match existing property (with heritage glass) at Seaview 242 Seatown, Cullen, Buckie Moray AB56 4SN

23/01957/APP | Amend design approved under ref 22/00554/APP to alter and extend dwellinghouse at Lamlash, 46 Lower Blantyre Street, Cullen, Buckie Moray AB56 4RQ

23/01987/LBC | Proposed new bi-fold doors and velux rooflights to rear with internal kitchen alterations and installation of new toilet at Glen Affric, 74 Seatown, Cullen, Buckie Moray AB56 4SJ

23/02071/LBC | Retrospective consent for replacement windows at Glen Affric 74 Seatown, Cullen, Buckie Moray AB56 4SJ

23/01942/CLE | Certificate of lawfulness to permanently split premises into two shops by erecting brick wall in place of temporary partition wall at 8-10 Seafield Street, Cullen, Buckie Moray AB56 4SH

Agreed that the Community Council should add neutral comments to any application of interest so as to be able get feedback on how a particular planning application was progressing.

Action – Bruce Edelsten and Stewart Wilson to progress.

- b. Mercat Cross
No news, though Donald Gatt suggested there may be some news in January.
- c. Conservation Area Designation Area Review 2023
See presentation from Keith Henderson
- d. 23/00340/APP (Dinosaur Head, Bayview Rd Cullen)
Notice of Review: Planning Application 23/00340/APP – Retrospective application for installation of dinosaur head to roof at 1 Bayview Road, Cullen.
All relevant documents in respect of the above Notice of Review (NOR) will be submitted to a meeting of the Moray Local Review Body (MLRB) to be held on 14 December 2023 at 9.30am within the Council Chambers, Council Offices, High Street, Elgin. In addition to being able to attend in person at the above venue, meetings of the MLRB are broadcast live, and thereafter available to watch for a period of 12 months, and can be viewed at www.moray.gov.uk/moray_standard/page_43661.html
An agenda, together with all the relevant documents in respect of all NORs to be considered at this meeting will be made available approximately 7 days prior to the meeting on the Council's website at www.moray.gov.uk/moray_standard/page_40962.html and for public inspection at the Access Point, Council Offices, Elgin.

10. Councillor's reports

Theresa Coull reported:

Attendance at the usual committee meetings and Full Council with a Special Full Council on Tuesday 12th December. Along with a few Councillors, she had been fortunate to visit the Energy for Waste plant in Aberdeen as Moray contributed to the build of the plant which is shared by Aberdeen City, Aberdeenshire, and Moray. The plant will be used to burn waste instead of putting it landfill. The Councillors also visited the Aberdeen City Hydrogen depot. All very interesting and looking to the future for Moray. Budget is still very much a priority at the moment. Christmas is upon us, and Theresa Coull had attended various craft fairs in the ward and been invited to various school concerts which she was looking forward to, including Cullen primary which she will be attending on 20th December.

Donald Gatt reported: Normal committees to attend. One item of interest was presenting long service awards at a ceremony for Moray Council employees. Involved in annual appraisal for the Chief Executive. As part of the normal committee process there were a planning site visits at Aberlour, Rothes and Elgin.

Previously, someone had asked whether the Mercat Cross Unicorn could go to the heritage society when it gets replaced – although likely, this was not definitive answer.

11. Community Development Officer's report / Three Kings Cullen Association – minutes

Jill Sowden reported in absentia:

Car Boot Sale

31 tables over 4 rooms. We did no refreshments as the Bowling Club Xmas Fair followed on. Did car park management which worked well as car park was full for the first couple of hours. People arrived as from 8.45 and by 10.45 we had had over 200 people in. Stallholders did well and several of them as well as MoPs were asking when the next one would be. We need to see if it was cost effective in terms of heating/lighting (front door wedged open!) Option to use outdoors but less table space and no parking for MoPs. Looking to do something though at the end of March and then quarterly.

Motorhome Site

We are operating a paper version and have a few bookings for Christmas/New Year week. Identified need for someone to pick up litter and dog mess. We are making good progress on the barrier, camera and booking system software talking to each other – this involves a software engineer in Spain but thankfully his English is perfect!

Solar Panels

Roof 2 (48 panels) - scaffolding went up last Friday with work starting on 11/12. (Access to Library will be through the Playgroup end of the building for safety reasons). Batteries ordered – funding in place. Putting in March-funding application to Baxters for Roofs 1 and 3. Closing date end January, work to be carried out March 2024.

Centre Footpath

Seivwrights making good progress. Lighting columns to go in before final surface laid.

Awards for All

As from January 17, we are looking to hold “Winter Warmers” - fortnightly Community Lunches together with fortnightly Afternoon Teas on alternate weeks – preferably at a time to allow pre-school children to attend. (According to the Improvement Service, Cullen Seatown and Victoria Street area still showing as a red for the most at risk for child poverty of like communities in Scotland.) Entertainment by Kay Gauld and advice and support

agencies in attendance at as many as poss. Looking at holding Veterans Brunches on 27 January (hopefully with archery as requested at the last Brunch) and the end of March.

Activities for Children

Nursery survey – Active Start (sporting activity for pre-schoolers) to tie in with Winter Warmers. Funding source identified.

Dementia Friendly Cullen

Given demographics, work with Alzheimer Scotland to delivery awareness raising sessions for local businesses and community groups using the “Dementia Friendly Town” model. (I was on the Steering Group of Dementia Friendly Aberdeenshire where we successfully trialled it in Inverurie and Huntly). Funding sources identified.

Moray Coastal Arts Route

Funding identified for potential art project to bring the art groups from Findhorn to Cullen together on a coastal art route – tie in with exhibitions along the lines of NEOS

Cinema

Next showing scheduled to be 4 February - films tba

Three Kings Association Minutes

The minutes from 16 November 2023 had been received.

12. Deskford and District Community Association - minutes.

A thank you to the new group for keeping CDCC involved in what is happening at the Deskford hall.

13. Current Business

a. Resilience Planning

Still no real progress in developing the Cullen plan – but will be moved forward in January. Moray Council booklet is / has been delivered to Moray households. Lossiemouth Community Council area was not included as they were putting out their own leaflet. This has been done, and there has been some push-back and concerns raised at it going out. Lessons to be learned when CDCC puts out its own leaflet.

b. Community Lunches

Slight drop in numbers on Wednesday 6 December, though still 35 attending. Being well received by users, and the volunteers who are involved are really enjoying being a part of it. The next one will be 10 January 2024, with them being basically fortnightly until end of March (though also see Jill Sowden’s report above). There is funding available to increase the frequency from the Three Kings Cullen Association. Volunteers have agreed to assist with that, though it will entail food being brought in rather than being freshly made. Also looking to involve Deskford Community Hall with those, though that is to be confirmed as there are a few things to be ironed out before that can happen.

c. E-Bus Shelter

Colin Burch had spoken with Yvonne Joss (Moray Council). Yvonne is still looking to make this happen in some way. Her new colleague, June, is now in post and they are looking to come to Cullen to explore the potentials for moving this forward. The

funding deadline extension has been moved to end March 2024, though the project requires to be underway by then for funds to remain available.

- d. CullenConnected
Next newsletter will be completed during January, hopefully being delivered by end of the month. CDCC has a new volunteer, Marc Roy, to assist with the layout and typesetting. He has been added to the info e-mail distribution list.
- e. Network bandwidth at Cullen Primary School
Donald Gatt offered to ask Tracy Coyler to reconnect with Moray Council IT people.
- f. Motorhome stop over site at Port Long Road
See Jill Souter's report above.
- g. Accident blackspot – A98 / Seafield Rd coming into Cullen from the east
Diane Anderson, Senior Engineer, Transportation, Moray Council wrote in an email:

“My colleague Elaine Penny (Road Safety Engineer) is arranging a meeting with a representative from Seafield Estates for the New Year to look at the location on the A98 where there have been vehicles coming off the road. Elaine will provide some feedback to you after the meeting.”

Colin Burch has offered CDCC to be part of this if possible.

Additionally, there has been representation to a CDCC member regarding poor parking taking place along Seafield Place and the feeder roads. Diane Anderson's comments in the E-mail:

“In terms of the parking behaviours on the roads around Seafield Place, Rule 243 of the Highway Code states:

DO NOT stop or park:

- opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space
- except when forced to do so by stationary traffic.

We would therefore recommend that if vehicles are parked too close to a junction that Police Scotland are informed. The more information and evidence you can supply to the Police, the easier it will be for them to build up a picture of parking behaviours and take any necessary action.

The introduction of waiting restrictions (double yellow lines) is a legal process (Traffic Regulation Order) which takes between 9 to 12 months.

However, we have a significant backlog of Traffic Regulation Orders to prepare and implement (which include changes to speed limits). At this time we are therefore pursuing such orders a prioritised basis e.g. waiting restrictions to the support the operation of the emergency services are a higher priority.

I trust that the Community Council understands that our limited resources mean we cannot pursue each and every request for waiting restrictions.”

Stewart Wilson reported that this information had been passed back to the member of the public making the enquiry who intended photographing incidents and forwarding the information to the police.

Action – Bruce Edelsten to post the information about parking on Facebook.

h. Ramp to the beach

This follows from an enquiry by a member of the public seeking access to the beach for a quadriplegic husband – but this could apply to anyone with disabilities.

Seafield Estates have stated land ownership at the sea defences and steps as being with Moray Council.

The UK Building Regulations from the Approved Document M: access to and use of buildings other than dwellings: 10m is the maximum length a ramp should be before including a level resting platform of 1.5m minimum length and a drop of 50cm requires a ramp of 10m. The minimum width is 1.5m, preferably at least 1.7m, to allow a carer to be beside a wheelchair.

The drop at the east steps is 2.7m. If every 0.5m drop requires 10m of slope and a landing of 1.5m, there would need to be a slope of roughly five x 10m + four x 1.5m landings = 56m. This is possibly a worst-case scenario.

Action – Bruce Edelsten to contact with Moray Council Estates to confirm ownership of the area and the Community Support Unit (Tracy Rae) to get advice on other contacts.

i. Community Council funding

The Joint Community Council (JCC) Admin Grant subgroup met on Thursday 7 December to establish parameters and a way forward. Notes from the meeting were received from Alistair Kennedy which confirmed that current funding model is inadequate for, mostly rural, community councils. The subgroup will be seeking more information but, in the meantime, all Cullen & Deskford Community Councillors should make appropriate out-of-pocket expense claims to enable a true picture of the actual CDCC operational costs. A similar recommendation is likely to be put to all other Moray Community Councils.

14. AOCB

a. Thermal Imaging Camera

The CDCC have received the loan of two <https://www.flir.co.uk/flir-one/> thermal imaging cameras, one with a USB C connection for an Android Smartphone and, the other, a Lightning connection for an Apple iPhone. Both seem to require a relatively recent mobile telephones (to be software compatible) and, as such, they may be of limited use. They also have relatively low resolution. Due to these issues, it is felt that they are not appropriate for offering to other community groups though the Community Centre are currently using them.

b. UK Parliamentary Elections

This may take place in 2024. It was agreed to investigate running a husting in the runup to an election. This will be pursued further in the New year, possibly in conjunction with other local community groups.



c. Thanks

Colin Burch thanked all who have been involved supporting the community during 2023 – and wished everyone the best for 2024.

Thank you to Cullen Fire Station for providing the facilities for the evening.

15. Dates for the calendar

Community Lunch: 10 January 2024

16. Dates of next meetings

16 January 2024 at Cullen Community and Residential Centre

20 February 2024 at Cullen Community and Residential Centre

Meeting closed a 20.45

Distribution

First draft is circulated for comment to community councillors, as are revised drafts until no more comments are received.

The final draft will be presented for approval at the next prescribed meeting of the Community Council then, within 14 days of approval, circulated to other appropriate parties (Moray Council councillors), the Moray Council Community Council Liaison Officer, Three Kings Cullen Association Development Officer, Cullen Library, Secretary of Deskford and District Community Association, and posted on Facebook.